

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/C North Point and German * ZONING COMMISSIONER
Hill Rd. (2 German Hill Rd.) *
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District *
Soon Ak Hwang, et ux * Case No. 88-364-SPH
Petitioners * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Zoning Commissioner upon the Petition for a Special Hearing to reduce the area subject to the Special Exception case #68-18X, by 21,828 sq. ft., leaving a total of 30,000 sq. ft. of the site still subject to Special Exception case #68-18X; also, to amend the site plan by adding an addition to the car wash building, all of which is more particularly described in Petitioner's Exhibit 1.

Testimony presented to the Zoning Commissioner at the public hearing indicated that the subject property was purchased by the Petitioners in 1984. Upon purchasing said property, the addition to the car wash building had already been constructed and, from its outward appearance has been there for many years. This addition is part of the car wash building.

The Petitioner wishes to develop a portion of the property that was the subject of the Special Exception #68-18X as a convenience food store and produce store and have the car wash remain.

The evidence submitted, further indicated that your Petitioner operates the car wash and will be providing more parking and stacking spaces for the car wash than is required, pursuant to Section 419.2 of the Baltimore County Zoning Regulations. Also, the required amount of parking will be provided for the convenience and produce stores. These stores were permitted as a matter

of right. The amendment would free part of the lot from the support of the Special Exception car wash.

The development of this property has CRG approval saving and accepting an approval by the Zoning Commissioner as a result of this Petition and the approval of a landscape plan by the Office of Planning and Zoning. The Petitioner further stated that the signage shown on the plat, Petitioner Exhibit 1, was not definite as to size. He stated that the size and location would be in conformance with Section 413 of the Baltimore County Zoning Regulations.

The Petitioner has requested the approval of the present sign and location, subject to change without further amendment of the case file. He will construct only a sign that complies with the current B.C.Z.R.

Without reviewing the evidence in further detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met and the request for Special Hearing should be approved.

Pursuant to the advertisement, posting of the the property, and the public hearing on this Petition held, and for the reasons given above, the relief requested in the Special Hearing should be granted.

THEREFORE, IT IS ORDERED this 10th day of March, 1988, by the Zoning Commissioner of Baltimore County, that the Special Hearing to reduce the area subject to the Special Exception, case #68-18X, by 21,828 sq. ft., leaving a total of 30,000 sq. ft. of the site still subject to Special Exception, case #68-18X and to amend the site plan by adding an addition to the car wash building and to accept Petitioner's Exhibit 1 as the new amended site plan for both Special Exception case #68-18X and 88-364SPH, and to permit signage in conformance with Section 413 without the necessity for a further hearing to

amend the site plan, be and is hereby GRANTED, subject to the following restrictions and conditions which are conditions precedent upon the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall file a new site plan if the location of the signage is moved, or any sign is changed and/or enlarged. The new plan shall be filed and made a part of the record when any other signage is proposed for the site.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Dated: 3/10/88
By: [Signature]

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve: Reduction of the area subject to Special Exception No. 68-18X, by 21,828 square feet, leaving a total of 30,000 square feet of the site still subject to Special Exception No. 68-18X. Also to amend the site plan by adding an addition to the carwash building. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: SOON AK HWANG (Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: Eric D. Hanna (Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney's Telephone No.: 286-6520
Legal Owner(s): SOON AK HWANG (Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: [Address]
Address: [Address]
City and State: [City and State]
Phone No.: [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of March, 1988, at 11:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ECO-141 (over)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE ZONING COMMISSIONER
NW/C North Point and German * OF BALTIMORE COUNTY
Hill Rd. (2 German Hill Rd.) *
12th Election District *
Soon Ak Hwang, et ux, Petitioners * Case No. 88-364-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phillip Cole Friedman
Phillip Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 231, Court House
Towson, Maryland 21204
444-2188

I HEREBY CERTIFY that on this 5th day of February, 1988, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Soon Ak Hwang, 7312 New Cut Rd., Kingsville, MD 21087, Petitioners; and Mr. G. Scott Shanabarger, c/o Shanabarger & Lane, 8726 Town & Country Blvd., Ste. 203, Ellicott City, MD 21043, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
To: Zoning Commissioner
P. David Fields
From: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-364-SPH

Assuming compliance with the Zoning Plans Advisory Committee comments from the Bureau of Traffic Engineering and with the standards set forth in the Baltimore County Landscape Manual, this office is not opposed to the granting of the subject petition.

P. David Fields
P. David Fields
Director

PDF:JCH:dme
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

SHANABERGER & LANE

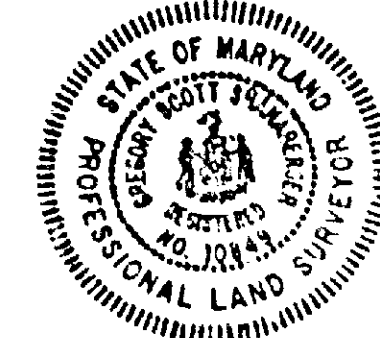
Surveying • Land Planning • Construction Stakeout

DESCRIPTION OF PART OF PROPERTY OF
SOON AK HWANG AND YOUNG SOOK HWANG
NO LONGER SUBJECT TO THE PROVISIONS OF
SPECIAL EXCEPTION 68-18X

All that parcel of land lying on the northwest side of German Hill Road and on the southwest side of Old North Point Road in the Twelfth Election District of Baltimore County, Maryland; said parcel being more particularly described as follows:

Beginning for said parcel at a point on the northwest right-of-way line of German Hill Road (57' feet wide), said point being on the north or North 72°51'00" East 210.07-foot line of that parcel of land which, by deed dated July 25, 1984, and recorded among the Land Records of Baltimore County in Liber 6758, Folio 691, was conveyed by Daniel R. Heinicke and others unto Soon Ak Hwang and Young Sook Hwang; thence binding on the remainder of said ninth line, and on all of the first through the third lines, and on part of the fourth line on said parcel described in Liber 6758, Folio 691, and binding on the right-of-way lines of German Hill Road and Old North Point Road, the five (5) following courses and distances:
(1) North 72°51'00" East a distance of 120.07 feet; thence
(2) North 08°02'00" East a distance of 39.56 feet; thence
(3) North 49°50'00" West a distance of 20.00 feet; thence
(4) North 40°10'00" East a distance of 10.00 feet; thence
(5) North 49°50'00" West a distance of 252.00 feet; thence running for a line of division across the abovementioned parcel described in Liber 6758, Folio 691;
(6) South 17°28'44" East a distance of 270.14 feet to the place of beginning. Containing 21,828 square feet, or 0.5011 acres of land more or less.

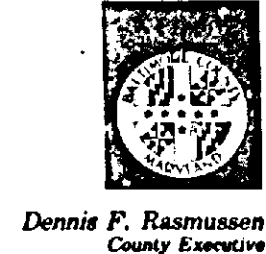
Being that part of the abovementioned parcel described in Liber 6758, Folio 691, which is no longer intended to be subject to the provisions of Special Exception No. 68-18X.



8726 Town and Country Boulevard • Suite 203 • Ellicott City, Maryland 21043 • (410) 461-9563

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

March 10, 1988

S. Eric DiNenna, Esquire
409 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 88-364-SPH
Soon Ak Hwang, et ux

Dear Eric:

Pursuant to the recent hearing held on the subject case, please be advised that the Petition for Special Hearing has been Granted.

If you have any questions, concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mm
enclosure

CPS-008

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 2/9/88
Posted to: Special Hearing
Petitioner: Soon Ak Hwang, et ux
Location of property: NW/4 N. Hill Rd. & German Hill Rd.
Location of Sign: On the property at the intersection of N. Hill Rd. & German Hill Rd.
Remarks: For a Special Hearing on the Petition for Special Exception No. 88-364-SPH.
Posted by: [Signature] Date of return: 2/12/88
Number of Signs: 2

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 11, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 11, 1988

THE JEFFERSONIAN,

Susan Glendy O'Brien
Publisher

\$ 33.96

INVOICE STATEMENT		REMITTANCE ADVICE																			
The Avenue Inc. 442 Eastern Blvd. P.O. Box 7889 Baltimore, MD. 21221 687-7775		The Avenue Inc. P.O. Box 7889 Baltimore, MD. 21221 687-7775																			
Account of:	ROBYN CLARK, POW96296 ZONING OFFICE ROOM 113 111 WEST CHESAPEAKE AVE. TOWSON MD 21204	Invoice Number:	02/11/88 494.3047																		
Invoice Number:	02/11/88 494.3047	Amount Due:	02/11/88 494.3047																		
<table border="1"> <thead> <tr> <th>INVOICE NUMBER</th> <th>DATE</th> <th>DESCRIPTION</th> <th>AMOUNT DUE</th> <th>DAYS OLD</th> </tr> </thead> <tbody> <tr> <td>75889 64</td> <td>2/11/88</td> <td>1X6.25</td> <td>7.70</td> <td>48.12</td> </tr> </tbody> </table>		INVOICE NUMBER	DATE	DESCRIPTION	AMOUNT DUE	DAYS OLD	75889 64	2/11/88	1X6.25	7.70	48.12	<table border="1"> <thead> <tr> <th>INVOICE NUMBER</th> <th>DATE</th> <th>AMOUNT DUE</th> <th>DAYS OLD</th> </tr> </thead> <tbody> <tr> <td>75889</td> <td>02/11/88</td> <td>48.12</td> <td></td> </tr> </tbody> </table>		INVOICE NUMBER	DATE	AMOUNT DUE	DAYS OLD	75889	02/11/88	48.12	
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CURRENT	45-90 DAYS	90-120 DAYS	OVER 120 DAYS	BALANCE DUE	TOTAL																
48.12	.00	.00	.00	48.12	48.12																

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case number: 88-364-SPH
NW/4 North Point & German Hill Roads
(2 German Hill Road)
12th Election District - 7th Councilmanic District
Petitioners: Soon Ak Hwang, et ux
HEARING SCHEDULED: TUESDAY, MARCH 1, 1988 at 11:00 a.m.

Special Hearing: Reduction of the area subject to Special Exception No. 68-188, by 21,828 sq. ft., leaving a total of 30,000 sq. ft. of the site still subject to Special Exception 68-188. Also to amend the site plan by adding an addition to the carwash building.

(FOR SNOW DATE, CALL 494-3391)

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Soon Ak Hwang

G. Scott Shanabarger

File

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 7th day of January, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Soon Ak Hwang, et ux Received by: James E. Dyer
Attorney: [Signature] Chairman, Zoning Plans
Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

August 25, 1988

Mr. John Hwang
2 German Hill Road
Dundalk, Maryland 21222

RE: INCREASE IN SIGNAGE
2 German Hill Road
Case No. 88-364-SPH
German Hill and Old North
Point Roads
12 Election District

Dear Mr. Hwang:

Your request for a 164 square foot double faced free-standing sign has been reviewed in light of the restrictions as applied to 2 German Hill Road in Case No. 88-364-SPH.

Restriction #2 of the Order dated March 10, 1988 states: "The Petitioner shall file a new site plan if the location of the sign is moved, or any sign is changed and/or enlarged. The new plan shall be filed and made a part of the record when any other signage is proposed for the site."

This restriction is not intended to relieve the Petitioner from the requirements of Section 413 of the Baltimore County Zoning Regulations, therefore, approval of the Zoning Office is required for this change in signage and is hereby given as being within the spirit and intent of the regulations subject to the following restrictions which must be noted on revised site plans and submitted for Zoning approval.

1. The 164 square foot double faced free-standing sign shall be the only free-standing sign on the site.
2. Upon the sale or transfer of either of the two parcels which comprise the site, the approval for the 164 square foot double faced free-standing sign is rescinded and the sign must be removed.

Mr. John Hwang
2 German Hill Road
(Case No. 88-364-SPH)
August 25, 1988
Page 2

Should you need further assistance, please do not hesitate to contact me at 494-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor
BY: JOHN J. LEWIS
Planning Associate II

JLL/cer

cc: Case File 88-364-SPH
Permit File 1169-08

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Hearing
Case number: 88-364-SPH
NW/4 North Point & German Hill Roads
(2 German Hill Road)
12th Election District - 7th Councilmanic District
Petitioners: Soon Ak Hwang, et ux
HEARING SCHEDULED: TUESDAY, MARCH 1, 1988 at 11:00 a.m.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: FEB 23 1988

Mr. & Mrs. Soon Ak Hwang
7312 New Cut Road
Kingsville, Maryland 21087

Re: Petition for Special Hearing
Case number: 88-364-SPH
NW/4 North Point & German Hill Roads
(2 German Hill Road)
12th Election District - 7th Councilmanic District
Petitioners: Soon Ak Hwang, et ux
HEARING SCHEDULED: TUESDAY, MARCH 1, 1988 at 11:00 a.m.

Dear Mr. & Mrs. Hwang:

Please be advised that \$12.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: G. Scott Shanabarger

File

CERTIFICATE OF PUBLICATION
Office of
THE AVENUE NEWS

44 Eastern Blvd.
Baltimore, Md. 21221

Feb 11, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

TO ADVERTISE POW96296 REQ. # N1739. TO ADVERTISE PETITION FOR SPECIAL HEARING CASE NUMBER: 88-364-SPH NW/4 NORTH POINT & GERMAN HILL ROADS (2 GERMAN HILL RD.) 12TH ELECTION DISTRICT - 7TH COUNCILMANIC DISTRICT. 1988 at 11:00 am. At 11:00 am. 87.5 lines at \$48.12

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for

successive weeks before the 12th day of Feb 1988.

that is to say, the same was inserted in the issues of 2/11/88 - 1988.

The Avenue Inc.

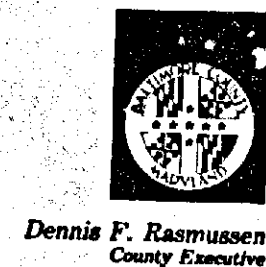
per publisher

[Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

June 1988



RE: Item No. 207 - Case No. 88-364-SPH
Petitioner: Soon A. Hwang, et ux
Petition for Special Hearing

Permit - C-1169-88

A sign permit was applied for which did not follow the order of 88-364-SPH.

The 164 square feet requested was approved as being within the spirit and intent of the order as long as there are no other free standing signs.

By: John L. Lewis
Planning & Zoning Associate II
Per: J. Robert Haines
Zoning Commissioner

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

12/15/87
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 207, Zoning Advisory Committee Meeting of December 15, 1987

Property Owner: Soon A. Hwang, et ux

Location: NW corner North Point and German Hill Roads District 12

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processors, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Bureau of Air Quality Management is required for any carbofiller operation which has a total cooling surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method provided for the elimination of waste oil must be in accordance with the State Department of the Environment.
- Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- Soil percolation tests, have been _____, must be _____ conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others _____

Karen M. Morrey

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 18, 1988

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Soon A. Hwang
7312 New Cut Road
Kingsville, Maryland 21087

RE: Item No. 207 - Case No. 88-364-SPH
Petitioners: Soon A. Hwang, et ux
Petition for Special Hearing

Dear Mr. Hwang:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. G. Scott Shanaberger
Shanaberger & Lane
8726 Town & Country Blvd., Suite 203
Ellicott City, Maryland 21043

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reinke
Chief

December 30, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Soon A. Hwang, et ux

Location: NW corner North Point and German Hill Roads

Item No.: 207 Zoning Agenda: Meeting of 12/15/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 12/31/87
Planning Group
Special Inspection Division

Noted and Approved:

John E. O'Neill
Fire Prevention Bureau

/s/



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 17, 1987

Re: Baltimore County
Item #207
Meeting of 12/15/87
Property Owner:
Soon A. Hwang, et ux
Location: NW corner
North Point
Maryland Route 20
and German Hill Rds.
Existing Zoning: S.L.
Proposed Zoning:
Special Hearing to
approve reduction of
the area subject to
Special Exception 86-
18X, by 21,828 Sq. Ft.
leaving a total of
10,000 sq. ft. of the
site still subject to
86-18X. Also, to
amend the site plan by
adding an addition to the
car wash building
Area: .5011 acres
District 12th

RECEIVED
DEC 21 1987
ZONING OFFICE

Dear Mr. Haines:

After reviewing the submittal for Item 207, the State Highway Administration-Bureau of Engineering Access Permits finds the plan must be revised as shown on the attached plan.

These revisions include closing the existing entrance onto North Point Road, with State Highway Administration Type "A" right-of-way.

A State Highway Administration Access Permit must be applied for with the posting of a bond or letter of credit in the amount of \$4,000.00 to guarantee construction.

My telephone number is (301) 333-1350

383-7855 Baltimore Metro - 185-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING OFFICE

DATE: 9/10/87

PROJECT NAME: #2 German Hill Road

LOCATION: NW corner Old North Point Road and German Hill Road

PLAN: 2/24/87

REV: 9/4/87 REV1

DISTRICT: 12 C7

REVISOR PLAN KEY
X COMPLIANCE / O NON-COMP
BAV BE ADVISED (NOT NECESSARY FOR CDR APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1) A special hearing (public hearing) would be required before the exception for a car wash, Case No. 68-18X was granted 7/24/67 on the entire property. Each separate use, i.e. "The Car Wash" and the "Retail Stores" must be supported on its own land area. A zoning use division line must be determined the area of the original special exception by the amount of land necessary to support the retail stores. If the required 40 stacked car wash spaces prevents a hardship with this new plan, a variance to reduce the required number may also be requested to be considered at the same time as the special hearing. Zoning approval would be contingent upon the outcome of all requested hearings.

2) Parking Calculations -- separate the required 40 stacked spaces from the other requirements. Reference the building permit control number for retail each building.

3) If the road widening will be taken at the time of building permits, the stacked spaces must be setback off of the right-of-way. A 70-foot future R/W was shown for North Point Road on the 1969 approved plan in the zoning file. Also, the stacked spaces cannot block the two-way entrances and access to the stores. Is the access to the 711 Shop through the convenience store or through the stacking spaces?

4) The site plan, location, elevation, and square footage of all existing signs on the property.

REVISOR PLAN COMMENTS: 0/4

- 5) Where is the access / entrance for the convenience store parking? Every side of the lot is cased. The spaces should be entered and clear unobstructed access should be provided. Each space should be shown clearly.
- 6) The stacked parking spaces proposed for the carwash should be entered and not stacked from a closed entrance.
- 7) Notwithstanding the zoning public hearing requirements, this office would not recommend C.R.G. approval until such time as a workable, clearly drawn plan is presented addressing comments # 5 and 6 and a use division line established as in comment # 1.

WCR
W. CARL REYNOLDS, JR.

Mr. J. Robert Haines
Page 2
December 17, 1987

It is requested these revisions be made prior to a hearing date being set. If you have any questions, please call Larry Brocato of this office.

Very truly yours,

Robert J. Mills, Jr.
Robert J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

LB/ee

cc: J. Ogle
Shanaberger and Lane

attachment

NOTES (cont.)
ALL REVISIONS MUST
BE SUBMITTED TO THE
ZONING OFFICE FOR
REVIEW. THE AREA
MAY BE SUBJECT TO
A VARIANCE HEARING
IF THE SQUARE FEET OF
THE SPECIAL EXCEPTION
IS MORE THAN 10,000
SQUARE FEET. A SPECIAL
HEARING WILL BE
HELD TO REVIEW THE
VARIANCE REQUEST.

